

BP1 = 450ø x 1200 deep bored pier
 BP2 = 450ø x 1800 deep bored pier

General Notes

- CONTRACTOR TO CONFIRM EXACT SITING AND ORIENTATION WITH BUILDER PRIOR TO CONSTRUCTION SETOUT
- DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR ERROR SHALL BE REFERRED TO THE BUILDER PRIOR TO INSTALLATION OR MANUFACTURE OF ANY WORKS.
- UNLESS OTHERWISE NOTED: NEW ROOF SHEETING, RIDGE CAPPINGS AND VALLEY FLASHINGS SHALL BE COLORBOND. NEW DOWNPIPES TO BE COLORBOND (MIN 0.5MM GAUGE).
- UNLESS OTHERWISE NOTED: NEW GUTTERS, GUTTER SPIKES, BARGE ROLLS, NEW METAL WALL CLADDING, ASSOCIATED FLASHINGS AND CAPPINGS SHALL BE METAL WITH A COLORBOND FINISH.
- CONFIRM LEVELS AND RL's ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WET AREAS TO COMPLY WITH SECTION F OF THE BCA.
- PROVIDE NECESSARY FLASHING TO WINDOWS.
- ALL SERVICES TO BE INSTALLED BY LICENCED TRADE PERSONS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH CURRENT MANUFACTURER'S SPECIFICATIONS.
- TERMITE PROTECTION PHYSICAL BARRIER IN ACCORDANCE WITH A.S.3660 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURER'S SPECIFICATIONS.
- UNLESS OTHERWISE NOTED THE NEW FINISHED FLOOR LEVEL OF THE GARAGE CONCRETE SLAB FINISH 200M ABOVE FINISHED GROUND LEVEL.
- INSTALLATION OF NEW SLAB MOISTURE BARRIER - POLYETHENE MOISTURE BARRIER SHALL BE LAPPED 200MM AND FULLY TAPED UNDER CONCRETE SLAB AND SHALL EXTEND 100MM ONTO THE PERIMETER FOOTING.
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. IN PARTICULAR REFER TO:
 CONCRETE CONSTRUCTION AS 2870
 TIMBER CONSTRUCTION AS 1684.2
 STEELWORK AS 4100, AS1111 & AS 1112

Site works

Excavation and filling of site to be in accordance with BCA Part 3.1 and AS 2870 & developers requirements Drainage works to be in accordance with BCA Part 3.1. & AS/NZS 3500.3.2.
 Surface drainage - finished ground to fall away from building 1:20
 Finished slab level to be
 - 300mm above finished ground.
 - 50mm above paved surface.
 Prevent ponding of water under suspended f bors.
 1. Site to be excavated and or filled to levels shown.
 2. Footings shall be placed as per builders spec or engineers details.
 3. Footings to found in non-expansive natural material having a minimum allowable bearing capacity of 100kpa
Footings & Slabs
 Generally to be in accordance with AS 2870 and/or Engineers details.
Masonry
 Generally masonry walls to be constructed in accordance with BCA 3.3 & AS 3700
Stair Construction
 Generally to be in accordance with BCA 3.9.1. stairs
 Riser opening to less than 125.
 Treads to have non slip surfaces or nosing.
 Riser - min. 115, max. 190
 Tread - min 240, max. 355.
Balustrade
 Generally in accordance with BCA 3.9.2.
 Balustrade required where area is not bounded by wall or where level exceeds 1000 above finished floor level or ground level.
 865 high on stairs, measured from line of stair nosing. (Finished surface) 1000 high above floor or landing.
 Openings between finished balusters / infill members to be constructed so as to not allow 125 sphere to pass between members.
 Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor

Proposed residence

CLIENT Janet Beard
 SITE 11 Beechmont Avenue, Tamborine Mountain 4272

Footings set out

Peter Falvey

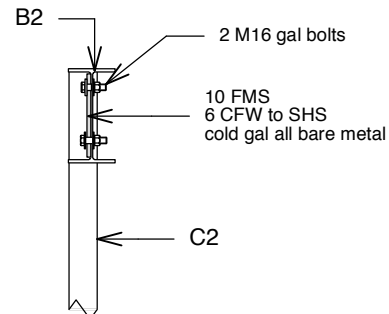
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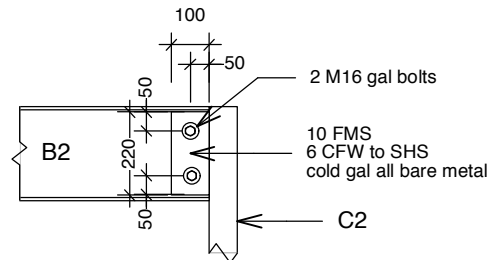
DRWG SCALE 1:75

DATE 9th September 2013

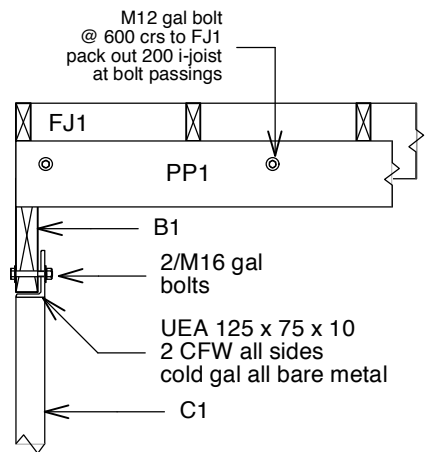
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B15/90.1



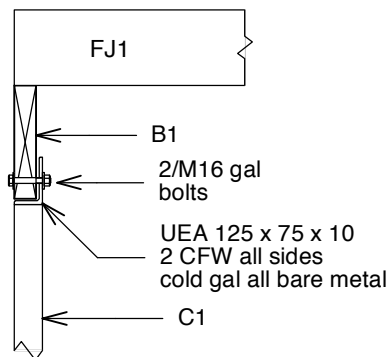
DETAIL D2



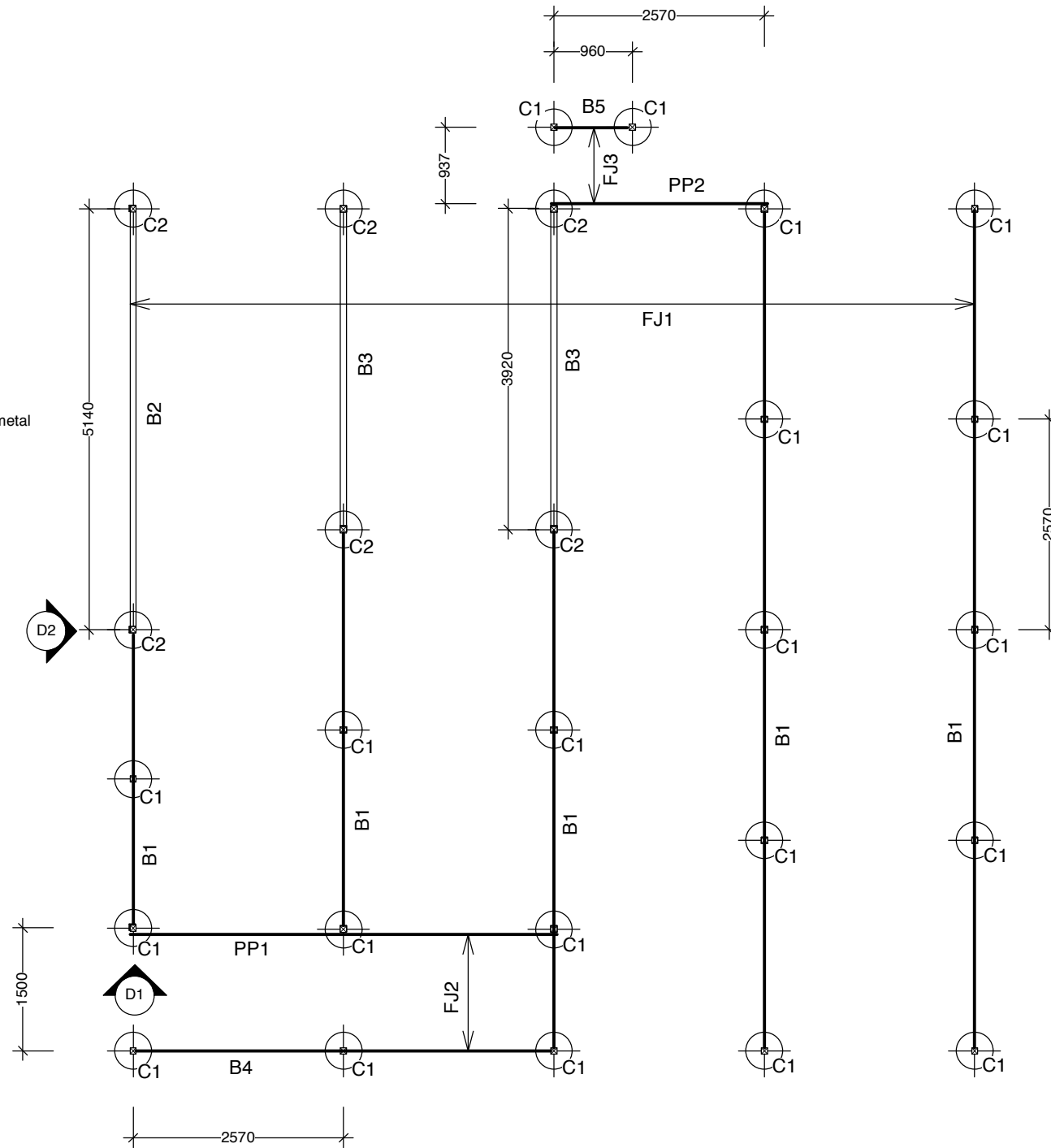
DETAIL D2 (typ)



DETAIL D1 (typ)



DETAIL D1



- C1 = 75 x 75 x 3 SHS gal.
- C2 = 75 x 75 x 5 SHS gal.
- B1 = 300 x 58 LVL 15
- B2 = 250UB25.7
- B3 = 180UB18.1
- B4 = 175 x 75 F14 USHW H3
- B5 = 100 x 75 F14 USHW
- FJ1 = SJ20044 @ 450 crs
double at load bearing walls
- FJ2 = 100 x 38 F14 USHW H3 @ 450 crs
- FJ3 = 100 x 38 F14 USHW H3 @ 450 crs
- PP1 = 175 x 75 F14 USHW H3
- PP2 = 175 x 75 F14 USHW H3

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Floor frame

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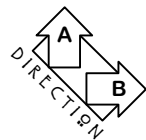
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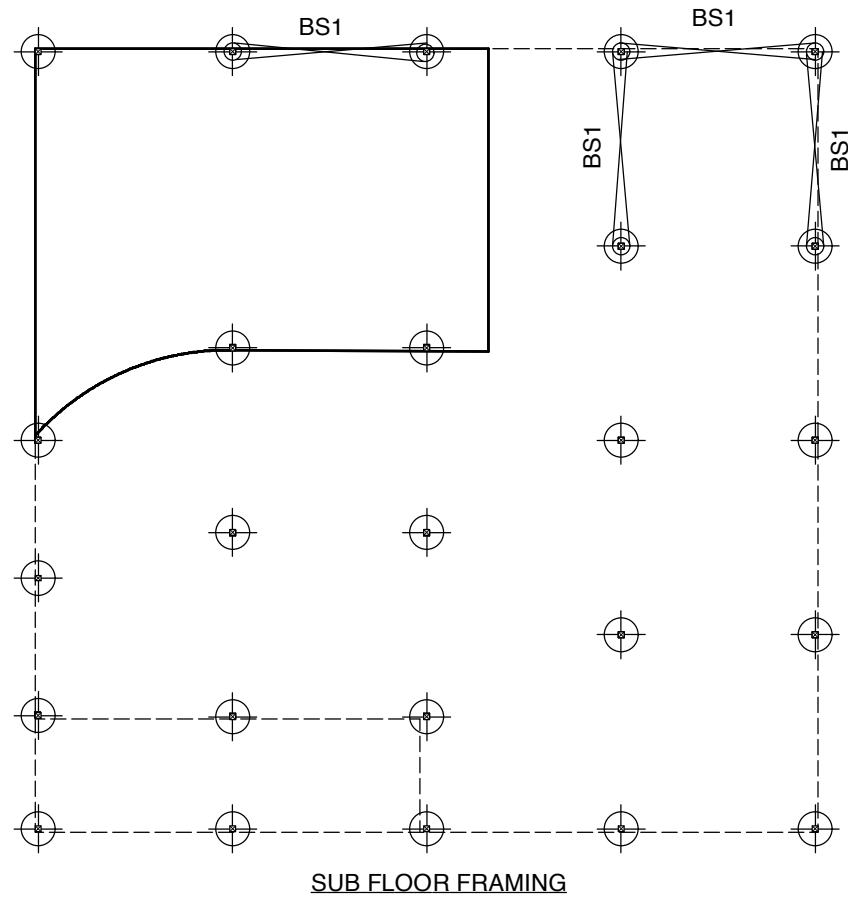
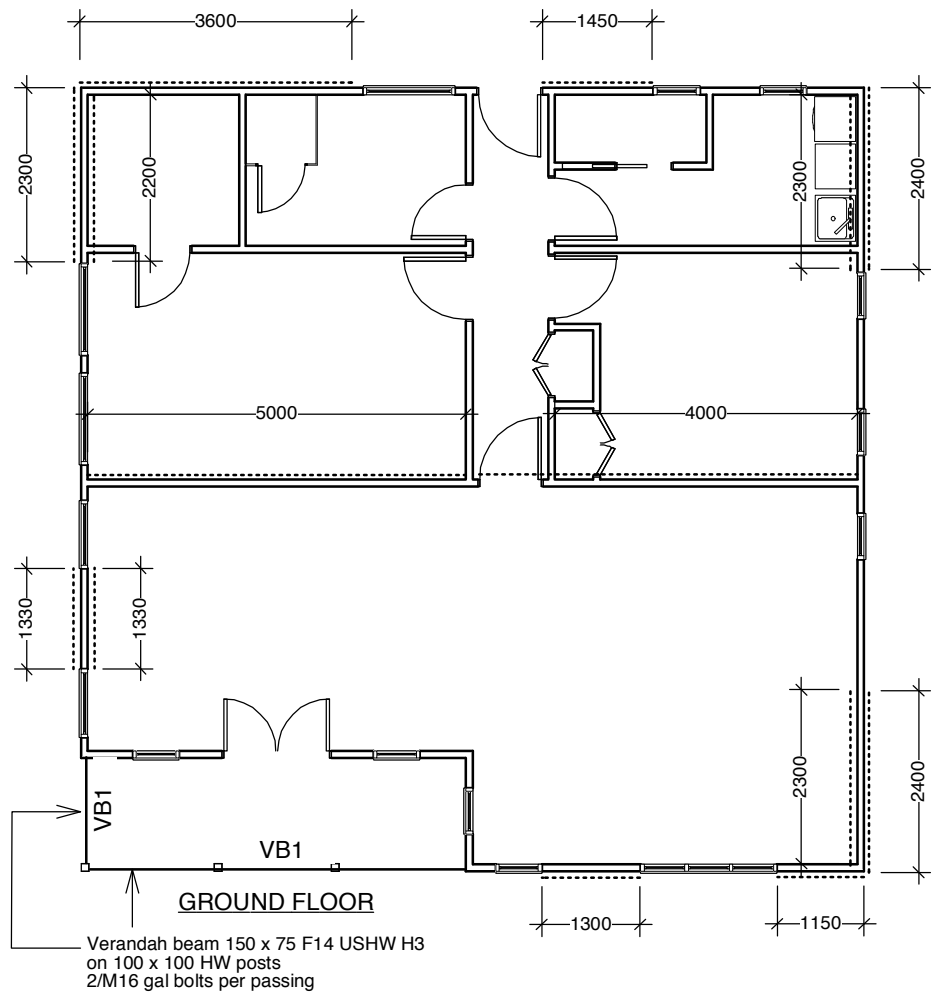
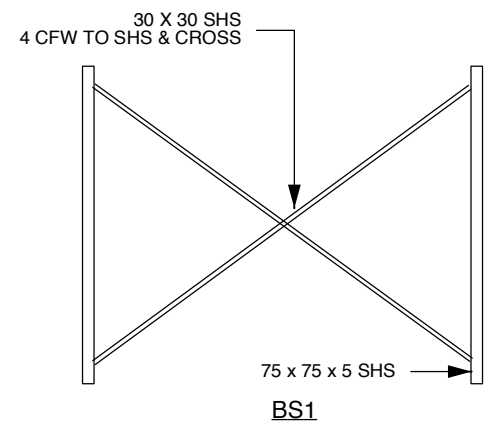
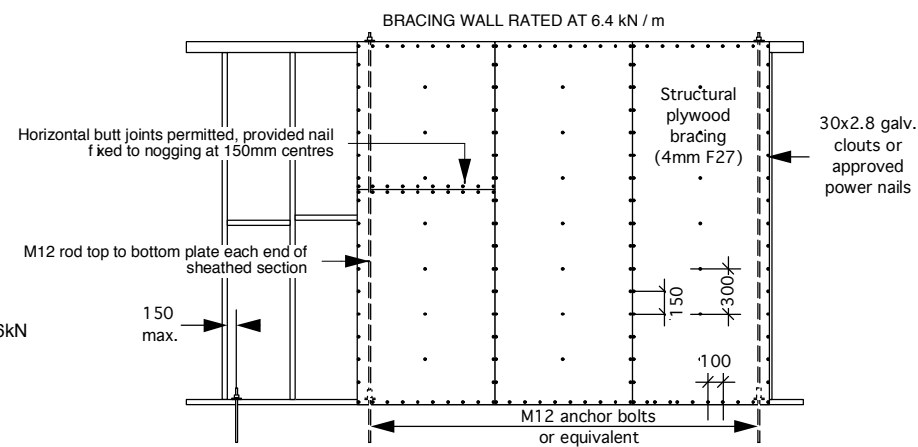
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B15/90.2

Direction A
 Required: 92.7 kN
 44.167 sq m
 Achieved: 107.264 kN
 Direction A: 16.76 lm @ 6.4kN/m = 107.264 kN



Direction B
 Required: 92.5 kN
 44.073 sq m
 Achieved: 105.6 kN
 Direction B: 16.5 lm @ 6.4kN/m = 105.6kN



**WIND CLASSIFICATION N4
 TIMBER FRAMING (U.N.O.)**

SHEET ROOF

LOWER FLOOR FRAMING:

TOP PLATE	2/90x35	MGP12
BOTTOM PLATE	90x35	MGP10
STUDS @ 450 CRS:		
<2700 HIGH	90x35	MGP10
NOGGING	90x35	MGP10

LINTELS (U.N.O.)	SPAN	MEMBER SIZE	NO. OF JAMB STUDS EACH SIDE OF OPENING
<1200	150x63 LVL		2
1500	170x63 LVL		2
1800	200x63 LVL		3
2100	245x65 LGL		3
2400	245x65 LGL		3
2700	300x65 LGL		4
3000	300x65 LGL		4

SINGLE OR UPPER FLOOR TIE DOWN:

RLW	TOP PLATE	M12 ROD SPACING	RAFTER / TRUSS TIE DOWN
<6000	2/90x45 MGP12	1200	2/30x0.8 GI STRAPS (3/2.8mmØ NAILS EACH END) or 1/30x0.8GI LOOPED STRAP (4/2.8mmØ NAILS EACH END)
<4500	2/90x45 MGP12	1500	2/30x0.8 GI STRAPS (3/2.8mmØ NAILS EACH END) or 1/30x0.8GI LOOPED STRAP (4/2.8mmØ NAILS EACH END) or 2/FRAMING ANCHORS (4/2.8mmØ NAILS EACH END)
<3500	2/90x45 MGP12	1800	1/30x0.8 GI STRAP (3/2.8mmØ NAILS EACH END)
BOTTOM PLATE		90x35 MGP10	
STUDS @ 450 CRS		90x35 MGP12	
<3300 HIGH		90x35 MGP10	
NOGGING		90x35 MGP10	
ROOF BATTENS		75x38 F14 @ 900 CRS	

LINTELS (U.N.O.)	SPAN	MEMBER SIZE	NO. OF JAMB STUDS EACH SIDE OF OPENING
<1800	150x45 LVL		2
2100	170x45 LVL		2
2400	170x63 LVL		3
2700	200x63 LVL		3
3000	240x63 LVL		3

TIE DOWN (U.N.O.)
 (JD4 MIN. JOINT GROUP)

SHEET ROOF

BATTENS TO TRUSS:
 1/90 No. 14 TYPE 17 SCREW

TOP PLATE TO SLAB / SUB FLOOR:
 REFER TO TABLE ABOVE

NOTE: PROVIDE 2/M12 RODS EACH SIDE OF OPENING GREATER THAN 1800 WIDE or 1/M16 HD ROD UNO.

UPPER FLOOR BOT. PLATE TO LOWER FLOOR TOP PLATE:
 M12 HD BOLTS @ 1200 MAX CRS.

NOTE: SUPPORT AND TIE DOWN OF HIP AND GIRDER TRUSSES SHALL BE AS PER THE MANUFACTURERS SPECIFICATION AND CERTIFICATION.

M12 HD BOLT CONNECTIONS (INTO CONCRETE) ARE TO HAVE A MIN. ULTIMATE TENSION CAPACITY OF 20kN. THIS CAN BE ACHIEVED BY 'RAMSET' TRU BOLT™ ANCHORS OR EQUIVALENT. (125 MIN. EMBEDMENT) & 45 MIN. EDGE DISTANCE. M16 HD BOLTS TO CONCRETE HAVE A MIN. ULTIMATE TENSION CAPACITY OF 35kN.

Framing schedule:

- Bottom Plates: 90x35 MGP10 H2
- Top Plates: 2/90x35 MGP12 H2
- Studs: 90x35 MGP10 H2 @ 450 crs
- Flooring:
 General - Structafloor with floating timber over
 Decks - shotedge hardwood (e.g. Kwilla) 90x19
 Wet Areas - 19 compressed FC sheet wet seal / bed / tile
- Internal linings - 10 plasterboard
 Ceilings - 13 plasterboard
 External walls - Scyon Linea / linea trim

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Wind Brace plan

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B15/90.3